

Heritage Statement

Site: 4 Tannery Lane, Sandwich CT13 9FX

**Proposal: Rear Extension and two Windows in
the South West Elevation**



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1 Introduction

This report will discuss the site and location; details of the proposal and justification; relevant legislation, policies and guidance; identify the significance of any heritage assets, and then evaluate the impact of the proposals on their significance. (Note it does not include any information on below ground archaeology).

The design of the current scheme has been an iterative process, which has been informed by the constraints and opportunities of the site, the needs of the applicant and the national and local policy guidance.

This statement takes into account the advice given by Historic England in their advice note 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' 2019.

2 Site and Location

The site is located to the west of Sandwich town centre in Tannery Lane. It lies between the Butts and the Delf stream, to the north west of the Co-op Supermarket.

It is a modern 2 storey house built in 1990 as part of the Loop Street development. It is of red brick construction under a plain clay tiled roof with a chimney stack to the rear, (see Figs: 1-4). There are a mixture of timber sash and casement windows, and a 4 panelled front door. To the rear is a single storey projection, again of red brick construction under a pantiled roof. The projection was part of the original design of the property and contains a small kitchen, (see Figs: 2 and 4).

To the rear is a small court yard garden.

The site is in a prominent location, fronting the Butts and falls within the Sandwich Walled Town Conservation Area, which has an Article 4 Direction on it.



Figure 1



Figure 2



Figure 3



Figure 4

3 Details of the Proposals and Justification

This application is for a number of minor alterations to the building which would significantly improve the living conditions of the owners, and include;

1. A small extension to the kitchen which would be located under a cat-slide roof, incorporating a rooflight. The extension would be of brick construction under a matching pantiled roof,
2. One side hung timber casement window on the ground floor, on the south west elevation, fronting the Butts,
3. One side hung casement window at first floor level on the south west elevation, in the existing gable wall fronting the Butts.

The extension to the kitchen is justified on the grounds that the existing kitchen is very small and does not provide a dining area. The proposed windows are required in order to provide more natural light into the house, and reduce the need for artificial lighting, thus reducing energy consumption and improving the sustainability level of the building.

4 Relevant Legislation, Policies and Guidance

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to preserving the character and appearance of conservation areas.

Policies and Guidance

National Planning Policy Framework (NPPF)

Section 12: Achieving well-designed places – This states that proposals should be ‘sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change’.

Section 16: Conserving and enhancing the historic environment – This highlights the need to conserve heritage assets ‘in a manner appropriate to their significance’.

National Planning Practice Guide

The National Planning Practice Guide, offers more detailed advice on conserving and enhancing the historic environment, and states that ‘The conservation of heritage assets in a manner appropriate to their significance is a core planning principle’. ‘Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every-day use, to as yet undiscovered, undesignated buried remains of archaeological interest’.

Historic England Advice

Further national guidance is provided by Historic England in ‘Making Changes to Heritage Assets’ February 2016. This provides more detailed guidance on alterations to heritage assets, the aim of which is to ‘recognise and reinforce the historic significance of places, while accommodating the change necessary to ensure that people can continue to use and enjoy them’.

Heritage Strategy

The Dover District Heritage Strategy 2013 sets out a strategy for shaping and dealing with the District’s heritage assets, and proposals which have an impact on them. It states that

‘Heritage assets have been shaped by people responding to the local environment, but will also help to shape that environment in the future. They have a significant role to play in creating a sense of place and acting as a catalyst for regeneration’.

Kent Design Guide

This sets out criteria to be taken into account, such as respecting the scale, local materials, style, details and colours of surrounding buildings. Context is of major importance and the positive features of the area should be identified and reinforced in any new proposal.

National Design Guide

This highlights the importance of development responding to local history, context, heritage and the local vernacular.

5 The Principle of the Development

The site is located within the settlement confines of Sandwich, consequently the proposal is acceptable in principle, (policies CP1 and DM1) of the Core Strategy) subject to other relevant planning considerations.

6 Heritage Assets and their Significance

The proposals would have an impact, to a greater or lesser extent, on the Sandwich Walled Town Conservation Area and the setting of the Butts scheduled monument, both of which are classed as designated heritage assets in the NPPF.

The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from the heritage asset’s physical presence, but also from its setting’. Setting is defined in the Framework as follows:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

It should be noted that paragraph 189 of the NPPF, also states that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by the setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

Significance of the host building

As the building dates from the 1990s it does not have any historic interest, however the building does have some architectural interest, being part of the Loop Street development. Great care was taken over the design of this development, essentially mimicking the historic buildings and architectural details of historic Sandwich.

Significance of the Sandwich Walled Town Conservation Area

The historic core of Sandwich Conservation Area is well known for its medieval timber framed buildings, its historic street pattern, tight street enclosure and a high density of historic buildings. However the application site lies to the west of the historic core in an area of late C20 housing, (see Figs 5-8). The character of this area is a function of several different factors including;

1. High density development with buildings generally having small rear gardens,
2. A mixture of two and three storey dwellings,
3. Traditional architectural details, copied from the historic core of the town,
4. The use of timber sash and side hung casement windows,
5. A rich mixture of building materials, including, brick, weatherboarding, render, tile hanging, plain clay tiles, pantiles and slate,
6. Great diversity in the built form,
7. Views of the adjoining Butts which is a scheduled monument.

It should be noted that since the Loop Street development was completed various changes to houses have taken place, including the insertion of some conservatories, and the demolition of a garage adjacent to the site.



Figure 5



Figure 6



Figure 7



Figure 8

The significance of the Butts Scheduled Monument

The Butts forms an important part of the medieval town walls, stretching from Woodnesborough Gate to Canterbury Gate. It is believed to be of C14th origin and was formed by earth ramparts and a ditch. It is a designated scheduled monument and its significance lies in its physical presence; its historical importance as a medieval means of defence; its visual appearance and its setting which is largely open to the west outside the wall, and 'built up' to the east within the town walls.

7 Impact of the proposal on the significance of the Sandwich Walled Town Conservation Area and The Butts Scheduled Monument

The proposed extension to the kitchen had been designed so that it would have minimal impact on the host building and the surrounding area, encompassed under a cat-slide roof, and using materials to match existing. This is a traditional architectural feature in Sandwich, and a traditional way of extending a building. It would be very difficult to see it from the public realm. The extension incorporates a roof light in order to give more natural light, but again it would be difficult to see or appreciate this from the public realm. It should be noted that there are several roof lights in this part of the conservation area.

The proposed side hung casement windows on the south west elevation, have been designed so that they would match existing windows on the building, and as such would be entirely sympathetic to the building and the area generally. The windows would enrich the elevation which is currently devoid of interest, with large areas of blank brickwork. Additionally they would improve natural surveillance in the area, particularly in the evening, as they would front a public open space.

In terms of the impact of the proposals on the setting of the adjoining scheduled monument, it is considered that the alterations would be seen as being entirely appropriate features on the building, and would not appear as a jarring or discordant feature. Consequently it is considered that they would not detract from the wider setting of the Scheduled Monument.

8 Conclusions

The national and local planning policy context does not prevent all changes to conservation areas but moreover seeks to recognise what is truly significant about a particular heritage asset, whilst at the same time accommodating changes which allow people to continue to use them. This approach is stressed by Historic England in their publication 'Making Changes to Heritage Assets (February 2015). This states that 'An unreasonable, inflexible approach will prevent action that could give a building a new life: indeed it can eliminate that use. A reasonable and proportionate approach to owners' needs is therefore essential'.

These proposals would significantly improve the use and enjoyment of the house, without detracting from its character or from the character and appearance of this part of the conservation area, or the setting of the scheduled monument, whilst securing the optimal viable use of the building.

In view of the above it is considered that the proposals meet the requirements of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the requirements of the NPPF with regard to design and the protection of designated heritage assets as well as both national and local policy advice and guidance.

The local authority is therefore invited to support these proposals.

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